

### Sheriff Pitchess Cited

Sheriff Peter J. Pitchess, whose popularity as the county's top law enforcement officer has brought him many honors, added a new and meaningful honor to his collection last week—Humanitarian of the Year.

Selected for the honor by the Century City Shrine Club, the popular sheriff was toasted by a large number of Shriners and public officials on the announcement.

Club President Leo H. Zide set the tone for the honor when he said the selection was made "because of his outstanding personal example and leadership." President Zide praised Pitchess for his humanitarian approach to law enforcement, saying "he has given substance to his public expressions and professional policies in which he has called for the unqualified regard for the personal dignity and rights of all men."

Others joining in the salute included Roger Murdock, deputy chief of Los Angeles Police Department; Evette Younger, district attorney; Supervisor Ernest Debs, and Deputy Police Chief Harry Didion.

The tribute is one in which all Southern Californians can join. When he succeeded the internationally popular Sheriff Eugene Biscailuz in the post several years ago, he was—in show business terms—following a tough act.

That he has succeeded has been demonstrated many times, none more eloquently than his selection as "Humanitarian of the Year."

### Our First Line

Gilbert and Sullivan were being light hearted when they had the Sergeant sing "A policeman's lot is not a happy one!" but they spoke too tragically true. The police are our first line of defense against crime and yet for all they give they get a paltry little. In fact, it is becoming a national disgrace the way civilians are refusing to come to the help of a policeman attempting against great odds to arrest a violent lawbreaker.

Don Fulford, Piedmont Assemblyman, has decided to do something about it, at least in California. He plans a legislative fight for two of his bills which would strengthen the hand of the man on the beat. One measure would increase penalties for assaults on policemen. The other a "Good Samaritan bill" would give citizens immunity from civil law suits growing out of their attempts to help a peace officer in trouble.

As Assemblyman Mulford says: "It is deplorable when an able-bodied man no longer feels he has a responsibility to go to the help of someone being attacked by malicious lawbreakers." Perhaps his laws will remove some of the excuses for shirking that responsibility.

### On to the Ball Park

April 12 makes it official again; baseball still is our national game. The majors start their season then and they'll be getting the big crowds and selling the peanuts and popcorn and crackerjack. But the lesser leagues and the Little Leagues and the sandlots will be packing them in, too.

In California, of course, the big question will be, can we get another world title? Will the Dodgers come back to glory? Will the Giants finally live up to their promising talents? Will the Angels sing of victory?

From our position of no authority we can make only a hedging prophecy. Perhaps the Dodgers will with Willis; the Giants may with Mays and you can't deny the Angels have a Chance.

### Quote

I believe our children have a right to know about heaven as it is NOW before it is reappportioned.—Sandy Quinn, aide to U.S. Senator George Murphy, on school prayer.

Competitive sports teach you a lot of things. One, above all, is vital in later life—when you get knocked down you either get up or you don't.—Jacob Shemano, San Francisco bank president.

There is something drastically wrong with a government that makes its tax regulations so incredibly complicated that the average Joe is forced to hire an expert to prepare his return.—Dale Hileman, Los Angeles.

Modern-day living is so complex that people don't get excited about crime and law enforcement—until it hits them personally or hits their pocketbooks.—Virgil Crabtree, Los Angeles, retired Internal Revenue Service executive.

An active commitment to teaching students breeds the indescribable human relationship which must be cultivated between faculty and students.—Glenn S. Dumke, Chancellor State Colleges.

### Morning Report:

In a democracy, every war produces its arm-chair generals. But this affair in Vietnam is making them so nervous they can barely read their maps. Half are shouting: "Charge" and the other half are sounding: "Retreat."

It's that kind of a war—part of it is fighting and the rest is diplomacy. And the action in the dark forests of Southeast Asia is not nearly as murky as what's going on in Washington, Moscow, and Peking. Not to mention London and Paris.

It's enough to make a fireside strategist blow his top, as some already have, burn his maps, and take on something simple like the new income tax forms.

**Abe Mellinkoff**



ROYCE BRIER

## We Are Arguing Against Centuries of Tradition

One hundred years ago the United States was not much admired in Europe. A minority of Europeans liked us, comprising convinced republicans and those emotionally involved in the slavery question.

During the century the prevailing antipathy was little changed, excepting briefly twice, when we came to the aid of those Europeans threatened by German ambition. But this was in some part counteracted by a widespread European fear of the American civilization. It was considered materialistic and overbearing and not very bright as regards European cultural and historical values. A big factor in this attitude was the ubiquity of the American economic power.

All this was quite natural, and indeed inevitable in peoples whose social and political roots go back a thousand years, while American predominance has appeared only in this century.

In the last century the Americans, preoccupied at

home, gave small heed to the European attitude. If they were aware of it, they did not understand it, and made little effort to examine its causes.

But lately we have entered a crisis in what may be called the attitude-conflict of Americans and Europeans, and if we would be a mature people we will try to understand what is happening, and why, and undertake to at least alleviate it.

We will not achieve this by scolding Europe from a presumed superior moral position, nor by scolding her spokesmen, such as President de Gaulle.

The allusion is to a report visited on M. de Gaulle the other day by Undersecretary of State Ball in a speech manifestly reflecting the Administration view. Mr. Ball said France is undermining our position in the Vietnam war by maneuvering for a negotiated peace.

We have, of course, other bones to pick with M. de Gaulle, which Mr. Ball men-

tioned in studied generalities. These include de Gaulle's aversion to the American military presence on the Continent, and his antagonism toward the Atlantic alliance.

We cannot be expected to like this distrust of our judgment in European and world affairs, but we would be in a better position if we bore some of it in comparative silence, permitting events to be our judge. We cannot hope that mere sensation will fortify our leadership, so-called, when we are arguing against a thousand years. We can hardly believe the leadership we exercised, 1945-1955, has not changed in terms and logic by 1965.

M. de Gaulle thinks he speaks for all free Europeans, but that is not important. The point is he will never acquire an American viewpoint because their historical experience precludes it. The signs are strong that we must accept a role somewhat different from the role we reluctantly assumed in 1917.

**WILLIAM HOGAN**

## Weirdest Year for GOP Under a New Spotlight

"The Agony of the G.O.P. 1964" by Robert D. Novak is the second of what undoubtedly will be a wave of books and articles about the most difficult, most frustrating and, in many ways, the weirdest year in the history of the Republican party.

Novak is an accomplished and experienced newspaperman who is now a syndicated columnist with the New York Herald Tribune.

He is not unfriendly to the Republican party, and he writes in a basically sympathetic manner, in effect shaking his head in disbelief and unhappiness at the great internal rent in the Republican fabric.

He traces the beginning of the Goldwater movement from the 1960 convention in Chicago and shows the diametrically opposed approaches of Rockefeller and Goldwater to the 1964 campaign.

Rockefeller felt that Nixon had failed to fight hard enough for the big industrial states of the North. Goldwater felt that Nixon did not court the South strongly enough. Goldwater's supporters, while never in any sense ahead until the Rockefeller remarriage, nevertheless utilized the time from 1960 on to build a strong, tightly knit, extra-

ordinarily well-financed organization.

Had everything remained as it was in 1961, Goldwater's forces would probably have remained simply a strongly organized minority which might, or might not have accepted the majority decision of the Republican National Convention. However, following the change in Governor Rockefeller's domestic status, the moderate center, previously the controlling element of the Republican party, was never again able to organize and unify behind one candidate. Into this vacuum flowed the Goldwater tide until the California primary when the Goldwater majority (which actually was only about 37 per cent of the total registered Republican strength in California), conclusively nailed down the nomination for the Arizona Senator.

The book ends with a detailed, and thoroughly interesting, discussion of the San Francisco convention. Novak is quite right: The campaign was a complete aftermath and anticlimax, for not only the Republican nomination but the election was settled when the California primary results were in. The vast majority of voters in California and Ameri-

ca have demonstrated repeatedly they will never accept a candidate as far from the middle ground as Senator Goldwater.

**Notes on the Margin**

"The Collected Poems of James T. Farrell" will appear from Fleet Publishing this week. This is the first time poems by the novelist-essayist have appeared in book form.

Fanny Burney's novel of 1778, "Evelina," gives us a female glimpse into 18th Century English society, which has been seen all too rarely through a woman's eyes. A Norton Library reprint (\$1.65).

Christina Stead's powerful family novel of 1940, "The Man Who Loved Children," has been republished in a new hardbound edition, with an introduction by Randall Jarrell. (Holt: \$5.95).



## Appraisal Programs Help Determine Value of Land

By PHILIP E. WATSON  
 Los Angeles  
 County Assessor  
 (Fourth in a Series)

It's no secret that in Southern California, property has shown an above-the-national-average increase in value over the last 15 years. People are willing to buy even unpromising land because the history of California real estate has been "buy it, forget it and sell it for a profit." Everyone has heard stories of people who bought Wilshire Boulevard property for \$50 an acre and sold it for \$50 a square foot.

If all property increased uniformly in value, the Assessor's job would be easy. All he would have to do is make periodic uniform assessment increases.

But values do not change in such convenient patterns. One section of the County may grow dramatically after a period of relative stagnation. Others may show a steady rise related to the overall growth pattern. Or an old commercial section may collapse with the coming of shiny, new shopping centers.

Consequently, our "update" appraisal program (which means reappraising to reflect market value changes from the outside, as distinguished from our "maintenance" appraisal program which reflect market value changes caused by something the owner did to increase the value of the individual property) must be set up in such a way as to pinpoint those places where the overall market value is changing.

Pinpointing the changing patterns in market value is a complex task in a county of almost 2,000,000 parcels of property. If you are the Assessor and trying to do a proper job, you can't rely on gossip or hearsay for information on what this or that property is worth.

We have developed a scientific system for watching the ups and downs in the market place. The system is our "sales-ratio" study which enables us to review the entire County every year.

To understand how our sales-ratio study works it is necessary to explain some of the appraisal tools used in our Department.

One basic tool is the map book. This is a geographic grouping of neighboring properties, showing dimensions of lots, tract numbers, street widths, zoning, and other details related to the physical characteristics of each property. The entire County is divided into 2,850 such maps, each containing about 625 parcels of property.

For all work purposes in the Assessor's office, properties are keyed to a map book, with an additional page and parcel designation.

(If you look at your tax bill, near the top on the right hand side, you will find your property identified in this way. Every piece of property also has a legal description—tract, lot, etc.—and a street address if there is a building on the land. In order to find assessment or tax information on any piece of property, it is necessary to have the map book, page and parcel description since this is the way the property is recorded on the assessment roll.

However, we can locate the map book, page and parcel description for any property if you give us the legal description or street address.)

Another of the basic tools in our appraisal system is the sales information forwarded to us from the County Recorder's Office. We receive a copy of every newly-recorded deed, with revenue stamps affixed which indicate the purchase price.

We then chart every sale in the County to establish the relationship between existing assessments and new selling prices, striking a ratio, mapbook by mapbook. As we see patterns develop where assessed values show up out of line with current market values, these properties are assigned to our appraisal staff for review.

When a mapbook is assigned for review, it does not necessarily mean that the assessments will be changed. The revenue stamps on the recorded deeds do not positively indicate the true sales prices. So the first thing our appraisers in the field must do is to verify the selling prices and terms of the sale with the buyer or seller or real estate broker who handled the transaction.

If the selling prices prove accurate, it still does not mean that every assessment in the map book will necessarily be changed. Sometimes a mapbook will encompass property zoned for different uses—single family, duplex, commercial, multiple-dwelling, etc. If our review shows that only one or two of these kinds of property are moving away from current assessed values, these would be the only values changed.

Speaking of zoning—the kind of use for which property is zoned directly affects its value, and a change in zoning generally is followed by a change in value. It is our responsibility to appraise property at what is called its "highest and best use," and at the same time, to follow the market. Therefore, if an area is zoned for a higher use than any property in the neighborhood is actually being used for, we would appraise at the going prices in this neighborhood. In an area which is converting from one type of use to another, with resulting increases in value, it is our responsibility to reflect this higher use in our assessments.

As a rule, the owner of a piece of property has a pretty solid idea of what the property is worth. However, we frequently hear the argument that since an owner has no intention of selling, his assessment shouldn't be changed until the property is transferred and he realizes a profit.

This argument completely misses the nature of the property tax system. This tax is a tax on current value, not on capital gains.

As I have said before, we don't place arbitrary values on property—we only record what the owners of the property are doing in the open market. Our update appraisal program, since it is geared directly to market action as shown in our sales-ratio studies, is designed to bring all assessments in the County into line at 25 per cent of market value and then to enable us to keep all assessments at that level.

Next Week: "EXEMPTIONS AND YOUR TAX BILL"

**HERB CAEN SAYS:**

## A Word Puzzle For Shut-Ins

WORD GAME: Since I've been house-hunting lately, I've been reading the real estate ads with some avidity, and a liberal education they are in general semantics. Even the communications from Saigon don't contain as many euphemisms, but after a few weeks, you begin to get the hang of it.

For instance, "has possibilities" means it's an old wreck that can be made habitable with the help of a \$100,000 bank loan. "New plumbing:" they slashed a powder room in the cloak closet. "Old world charm": no powder room, and the bathtubs sit off the floor on iron claws. "Sun-swept patio!" Don't look for the garden, because there isn't one. "Ample closets;" if you're a moth.

"Favorably located": there's a bus line three blocks away. "Sacrifice, owner leaving town": he just found out a high-rise is going up next door. "Exclusive neighborhood": only people live there. "Stunning View!": it's from the maid's room on the third floor, and the most stunning thing is that you hit your head on the ceiling if you straighten up suddenly. "Close to schools" the playground is next door. "Electric kitchen:" the lights work. "Tastefully redecorated": the owner applied one coat of white paint to cover the cracks. "Exciting city view": you can see the high-rise across the street.

But don't get me wrong. House-hunting is fun. Almost as much fun as reading between the lines.

**FAR-REACHING EFFECTS** of the Bonn-Israel accord: Lufthansa, the West German airline, held its national sales meeting at the strictly kosher Concord Hotel in the Catskills, where the principal lecture was delivered by Dr. Morris Goldman . . . Joan Fontaine's delightful sense of humor: When a local politico told her, "You were always my favorite movie actress," she groaned, "Yes, yes, I know, since you were a little boy about so high" . . . LBJ's "See America First" campaign isn't working. Passport applications this year are averaging \$400 a day—compared with 5600 a year ago.

**SCIENTIFIC NOTE** from Dave Niles, the disc jock: "According to Princeton scientists, the sensitivity of a turtle's ear falls off rapidly beyond 100 cycles, thus making it impossible for t to hear the highest note of a soprano, flute, violin or piccolo. This is why you see very few turtles at a concert." I've been wondering about that.

**IN ONE EAR:** Tarita, the Tahitian beauty who played the female lead in "Mutiny on the Bounty" (and incidentally mothered a child by Marlon Brando), has agreed verbally to headline the opening of the Bora Bora, the South Seas nightspot being built here; if you're a date circler, save May 1 . . . The other night Danny Kaye phoned Johnny Kan from H'wood and yelled: "Quick, gimme the recipe for sharkfin soup—I'm cooking a Chinese dinner and I lost it." Johnny: "Haven't got time. I'm doing something important." Kaye: "What?" Johnny: "Watching you on TV" . . . While the Rev. Ralph Abernathy, Martin Luther King's No. 1 aide, was in town recently, a friend asked him: "Is Wilson Baker (Selma's public safety director); really a good guy?" Rev. Abernathy: "Not too bad, and he has a sense of humor, too. He told us the negroes were making a big mistake by including white people. 'Soon as the whites join in,' he said 'the singing isn't half as good' . . . I know one guy who didn't believe that cosmonaut stepped into space. 'If he'd really done it,' he maintains doggedly, 'he'd have been on Ed Sullivan the next Sunday night.'"